



City of Imperial Beach, California

COMMUNITY DEVELOPMENT DEPARTMENT

825 Imperial Beach Blvd., Imperial Beach, CA 91932 Tel: (619) 628-1356 Fax: (619) 424-4093

NOTICE OF CITY COUNCIL PUBLIC HEARING City Of Imperial Beach MF 1322 Jack in the Box

Notice is hereby given that the **CITY COUNCIL** of the **CITY OF IMPERIAL BEACH** will hold a **public hearing** on **August 21, 2019, at 6:00 p.m.** in the Council Chambers, 825 Imperial Beach Blvd., Imperial Beach, CA to consider the following item:

Project Description: An application (MF 1322) was submitted to the City on March 4, 2019 for a Regular Coastal Permit (CP 190009), Conditional Use Permit (CUP 190010), Design Review Case (DRC 190011), and Site Plan Review (SPR 190012), for the demolition of an existing building and construction of a new Jack in the Box with a drive-through at 890 Palm Avenue (APN 626-211-08-00) in the C/MU-1 (General Commercial and Mixed Use) Zone. (MF 1322). The Design Review Board reviewed the project on July 18, 2019 and recommended approval of the project's design with a vote of 4-0 (4 present, 1 absent).

Applicant: Greg Borchardt, PM Design Group, Inc., 6930 Destiny Dr. Suite 100, Rocklin, CA 95677

Owner: Jeffrey Rasak, Sterling Development Corp., 162 S. Rancho Santa Fe Rd., Ste. B-85, Encinitas, CA 92024

Environmental Determination: This project may be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 Class 32 (In-fill Development Projects).

Coastal Development Permit: This project is located in the coastal zone as defined by the California Coastal Act of 1976. The City Council public hearing will serve as the required coastal permit hearing and the City Council will consider the findings under the California Coastal Act. Pursuant to the City of Imperial Beach Zoning Ordinance Section 19.87.050, review of the proposal will consider whether the proposed development satisfies the required findings prior to the approval and issuance of a Coastal Development Permit. The project is not located in the Appeal Jurisdiction of the California Coastal Commission as indicated on the Local Coastal Program Post Certification and Appeal Jurisdiction Map and, as such, is not appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code.

Appeal Process: Appeal Rights Pursuant to Code of Civil Procedure: The time within which judicial review of the City Council action must be sought on this item is governed by Section 1094.6 of the California Government Code of Civil Procedure (CCP). The right to appeal a decision of the City Council is governed by Section 1094.5 of the CCP and Chapter 1.18 of the City of Imperial Beach Municipal Code.

Persons interested may appear before the City Council at the above date, place and time. If you challenge the matter in court, you may be limited to raising only those issues you or

someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk at or prior to the public hearing.

The City of Imperial Beach is endeavoring to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at the meeting, please contact the City Clerk's Office at (619) 423-8301 as far in advance of the meeting as possible.

For any questions concerning the above project, please contact Meagan Openshaw, Assistant Planner, at (619) 628-0858 or mopenshaw@imperialbeachca.gov.

/s/

JACQUELINE KELLY, CITY CLERK

(619) 423-8301/711 (California Relay Service)

c: File 1322
Property owners within 300 feet and occupants within 100 feet